



112 Homegower House, St Helens Road, Swansea, SA1 4DN

We are delighted to offer for sale this very spacious two bedroom apartment in Homegower House. This immaculately presented home comprises of entrance hall, lounge, dining room, kitchen, shower room and two double bedrooms. The property is situated in a over 60's complex and is conveniently located close to local amenities, Swansea City Centre and Swansea Beach. The complex further offers a communal lounge, laundry room, guest facilities, care line, parking facilities, with the apartment itself benefitting from Economy 7 electricity supply and double-glazing. EPC-B.

Asking Price £115,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk



Communal Entrance

Enter via communal door into:

Communal Hallway

Stairs and lifts to all floors.

Second Floor

Hallway

Coving to ceiling, fitted carpet, electric heater, storage cupboard, entry system intercom.

Shower Room 2.54m x 1.67m (8'4" x 5'6")

Three piece suite comprising walk in shower cubicle, wash hand basin with vanity unit under and low level W.C, tiled walls and flooring, coving to ceiling.

Lounge/Dining Room 4.56m (max) x 4.40m (15'0" (max) x 14'5")

UPVC double glazed window to rear with view over communal resident's garden, feature fireplace with inset coal effect electric fire, electric storage heater, coving to ceiling, fitted carpet, access to:

Kitchen 2.79m x 1.82m (9'2" x 6'0")

Fitted with matching range of base units and worktop with wall units above, corner base unit has a carousel fitment within, stainless steel sink with single drainer and mixer tap, four ring electric ceramic hob with built under electric oven, wall mounted microwave oven, free standing fridge freezer, specialised non-slip floor covering, UPVC double glazed tilt window to rear overlooking communal garden.

Bedroom 1 5.36m MAX x 2.65m MAX (17'7" MA X x 8'8" MA X)

UPVC double glazed window to rear with view over communal garden, two built in double wardrobes, electric storage heater, coving to ceiling, fitted carpet.

Bedroom 2 4.40m MAX x 3.59m MAX (14'5" MA X x 11'9" MA X)

UPVC double glazed window to rear with view over communal garden, built in wardrobe, electric storage heater, coving to ceiling, fitted carpet.

External

Communal gardens and car park.

TENURE: Leasehold

Term 99 years from 1986. Ground Rent £556.90 Per Annum. Service Charge £3435.13 Per Annum.

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

